

**Note: The following case(s) is/are included in this ad.  
Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#">02-183</a>	<a href="#">SONIA DE LA MATA</a>
<a href="#">03-154</a>	<a href="#">A &amp; T HOLDINGS L. L. C.</a>
<a href="#">03-157</a>	<a href="#">IGLESIA BAUTISTA NUEVO AMANECER</a>

HEARING NO.03-12-CZ5-1 (02-183)

14-52-40  
Council Area 5  
Comm. Dist. 13

APPLICANT: SONIA DE LA MATA

- (1) UNUSUAL USE to permit a home for the aged.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the home for the aged setback 20.57' (25' required) from the rear (south) property line.
- (3) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking spaces to back-out into the right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).
- (4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking within 25' of an official right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Golden Palms, ALF," as prepared by Julie Martinez, consisting of Sheet A-1, dated 11/6/02 and Sheets A-2 & A-3, dated 6/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 38, PALM SPRINGS NORTH, SECTION J, Plat book 77, Page 3.

LOCATION: 7280 N.W. 169 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 88.87' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CZ5-2 (03-154)

4-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: A & T HOLDINGS L. L. C.

GU to RU-1M(b)

SUBJECT PROPERTY: That portion of the SW  $\frac{1}{4}$  of Section 4, Township 52 South, Range 40 East being a portion of Tracts 19 through 23 of CHAMBERS LAND COMPANY SUBDIVISION of said SW  $\frac{1}{4}$  of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows:

On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (State Road 93) as shown on Florida Department of Transportation Right-of-Way Map Section 87075-2402 (last revised 12<sup>th</sup> July, 1978, Sheets No. 3 through 7); on the west by the east right-of-way line of the Homestead Extension of Florida's Turnpike as shown on Florida Department of Transportation Right-of-Way Map Section 87005.2313 (last revised 1<sup>st</sup> of November, 1971, Sheets No. 1 through 5).

LOCATION: The Northeast corner of theoretical N.W. 186 Street & theoretical N.W. 97 Avenue, and lying E/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.97 Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 03-12-CZ5-3 (03-157)

9-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: IGLESIA BAUTISTA NUEVO AMANECER

- (1) AU to RU-1
- (2) UNUSUAL USE to permit a lake filling.
- (3) Applicant is requesting approval to permit proposed Lots 3, 4 & 5, Block 1 and proposed Lot 4, Block 2 with lot frontages varying from 71.3' to 74.6'. (The underlying zoning district regulation requires 75').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "Ethereal Subdivision Lake Fill Plan," as prepared by Aylward Engineering & Surveying, Inc., consisting of 1 sheet, dated, signed and sealed 5/12/03 and "Ethereal Subdivision Tentative Plat," as prepared by Aylward Engineering & Surveying, Inc., consisting of 1 sheet, dated signed and sealed 5/15/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 54 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION #1, Plat book 2, Page 17, less the east 55' and the west 25' (20' described in deed) and less the east 696.89' thereof in Section 9, Township 52 South, Range 40 East.

LOCATION: Lying east of N.W. 89 Avenue and approximately 329' south of N.W. 174 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.11 Acres

PRESENT ZONING: AU (Agricultural – Residential)